

PLAN AND ZONING COMMISSION MEETING

July 20, 2015

Direction: CITY.1390.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, July 20, 2015, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Present
Southworth.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of July 6, 2015

Chairperson Erickson asked for any comments or modifications to the July 6, 2015 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approve the minutes of the July 6, 2015 meeting.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes
Southworth.....Absent
Motion carried.

Item 2 – Public Hearings

Item 2a – Eldorado Estates, 1450 S. Jordan Creek Parkway – Rezone the property from Residential Estate (RE-1A) to Planned Unit Development (PUD) establishing the Eldorado Estates PUD – Chayse Holdings, LLC - ZC-002700-2015

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on July 10, 2015.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes
Southworth.....Absent
Motion carried.

Roll was retaken at 5:34 pm with the arrival of Commissioner Southworth.

Roll Call:

Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Present

Planner Brian Portz, Development Services, on behalf of the applicant, explained the request to rezone the property located at 1450 S. Jordan Creek Parkway from Residential Estate to a Planned Unit Development which would establish the Eldorado Estates PUD for approximately 36 acres. A location

map was provided of the area. Mr. Portz commented that the property was heavily wooded, and the applicant was attempting to preserve as many trees as possible. The request for a setback reduction from 50 feet to 35 feet was being made so that the houses would be closer to the street to allow for the preservation of more trees.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Andersen, the Plan and Zoning Commission approve a resolution recommending the City Council approve a rezoning request from Residential Estate (RE-1A) to Planned Unit Development (PUD) and establish the Eldorado Estates PUD, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 2b - Westbridge Plat 1, 874, 902, 914, 926, 938, 950, 962, 974, and 988 78th Place – Vacate 60’ buffer park easement located along rear lot line of Lots 10-18, Westbridge Plat 1 – City Initiated – VAC-002768-2015

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on July 10, 2015.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Planner Portz provided that this was a City initiated request to vacate a 60 foot buffer park easement along the west property line of the lots at the southwest corner of 78th Place and Ashworth Road. The Creekside Glen development located immediately to the west was recently changed from Office to a Single Family designation. Due to like uses, the buffer park is no longer required by Code. Vacating the easement would allow residents to build fences and accessory structures within this area of their properties.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Brown, the Plan and Zoning Commission approve a resolution recommending City Council approve the Vacation request for the 60 foot buffer park easement located along the western boundary of Lots 10, 11, 12, 13, 14, 15, 16, 17, and 18, Westbridge Plat 1, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 2c - Bartlett Farm Plat 5, 7887, 7893, 7899, 7905, 7911, and 7917 Aspen Drive – Vacate 30’ buffer park easement located along rear lot line of Lots 3-8, Bartlett Farm Plat 5 – City Initiated – VAC-002769-2015

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on July 10, 2015.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Andersen, seconded by Commissioner Southworth, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Planner Portz responded that this request was for the same reason as the previous Westbridge request. He pointed out on a location map the lots within Bartlett Farm 5 affected and the 30 foot easement that was to be vacated. With the vacation of the easement, property owners will no longer be restricted from placing fences, sheds, gardens, etc. in this area.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Andersen, seconded by Commissioner Costa, the Plan and Zoning Commission approve a resolution recommending City Council approve the Vacation request for the 30 foot buffer park easement located along the northern boundary of Lots 3, 4, 5, 6, 7, and 8, Bartlett Farm Plat 5, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 2d - Bridgewood Drive Vacation, North end of Bridgewood Drive – Vacate that portion of Bridgewood Drive located north of Beechtree Lane – Ryan Companies US, Inc. - VAC-002728-2015

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on July 10, 2015.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Andersen, seconded by Commissioner Southworth, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Des Moines, representing the applicant, requested a portion of Bridgewood Drive located north of Beechtree Lane be vacated. He indicated that as part of the current development plan for Jordan West, it was proposed that Bridgewood Drive would be public to a certain point, but would be private as it continued to EP True Parkway. In working in concert with the neighborhood, it became apparent that it would be advantageous if the public right-of-way was vacated north of Beechtree Lane allowing for a private road to continue to EP True Parkway. It was thought that private streets would be safer for children that use the existing trail in the area to walk to school. Also, to implement “traffic calming” measures, the road would have to be private.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Andersen, the Plan and Zoning Commission approve a resolution recommending City Council approve the Vacation request for a portion of the Bridgewood Drive public street right-of-way located north of Beechtree Lane, subject to the applicant meeting all City Code requirements and the following.

1. In conjunction with the disposition of the property, the new owner of the vacated right-of-way, (Ryan Companies), shall execute a utility easement(s) for the existing and future public utilities through the vacated property. In addition, an ingress/egress easement shall be executed by the new owner of the property, (Ryan Companies), to provide for public vehicle and pedestrian access through the vacated property.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 2e - Jordan West Plat 1, Southwest corner of EP True Parkway and Jordan Creek Parkway – Vacate the existing sanitary sewer easement, 60’ and 75’ ingress/egress easements, a greenbelt easement, and an overland flowage easement – Ryan Companies US, Inc. – VAC-002776-2015

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on July 10, 2015.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Southworth, seconded by Commissioner Brown, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Ed Arp, Civil Engineering Consultants, representing the applicant, stated that this was within the same neighborhood as the previous vacation request. He pointed out the Jordan West property and the easements that no longer pertain to the planned new development. These easements need to be vacated so that new easements and lots can be created.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Brown, seconded by Commissioner Crowley, the Plan and Zoning Commission approve a resolution recommending City Council approve the request to vacate sanitary sewer, ingress/egress, and greenbelt and overland flowage easements on the Jordan West site, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that new public easements for the Jordan West property shall be executed and recorded with the Final Plat for the property.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 3 – Old Business

There were no Old Business items on the agenda.

Item 4 – New Business

Item 4a – Jordan West Plat 3, Southwest corner of EP True Parkway and Jordan Creek Parkway – Subdivide property into eight (8) lots and one (1) Outlot for construction of a commercial and multi-family residential development – Ryan Companies US, Inc. – PP-002751-2015

Ed Arp, Civil Engineering Consultants, representing the applicant, requested Preliminary Plat approval to subdivide the property located at the southwest corner of EP True Parkway and Jordan Creek Parkway into eight lots for the construction of a commercial and multi-family residential development. The development was pointed out on a location map noting that the front half of the property would be retail in nature with a larger parking lot; the outlots would be located along Jordan Creek Parkway with the potential for office and hotel to the southwest; and multi-family residential would be located on lot 8. There would be no public improvements on the property other than the new sanitary sewer brought across to serve the lots. A greenbelt would be created with outlot Z and dedicated to the City. Mr. Arp continued by discussing access connections and private streets.

Commissioner Hatfield inquired what the projected traffic volume was at the intersection on to EP True Parkway from Bridgewood Drive. Mr. Arp responded that he did not have this information available, but it would be substantial. Commissioner Hatfield asked if Mr. Arp knew the traffic volume on to Jordan Creek Parkway. Mr. Arp stated that no he did not. Commissioner Hatfield inquired what the volume of traffic would be going south and west through the residential area. Mr. Arp stated that a traffic study had been completed which predicted the neighborhood traffic through the development. Mr. Arp stated that there would be some paving treatment with different colored materials where the trail crosses that would aid to slow traffic.

Chairperson Erickson asked someone to explain how the greenbelt, the trail, and connections are in place today but do not belong to the City. Director Twedt provided that the greenbelt was planned as part of the original Bridgewood development. When the platting began for the Jordan West development, the configuration of the lot and location of an anticipated road was unknown. With the down turn in the economy, development stopped and the green space was never dedicated. It has always part of the development agreement for dedication, but was never finalized.

Mr. Arp expressed agreement with staff recommendations and conditions of approval.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none,

asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create eight (8) lots for commercial and multi-family residential development and one (1) outlot to be dedicated to the City as a greenway, subject to the applicant meeting all City Code requirements and the following:

1. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 4b –Hyatt Place, Northwest corner of S. 64th Street and Coachlight Drive – approval to grade site for future development – Jordan Creek Lodging, LLC – GP-002786-2015

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Des Moines, representing the applicant, requested approval to begin grading for future hotel development. He stated that the proposed lot to be graded was east of Jordan Creek Mall within the Jordan Creek Crossing development. The area and surrounding businesses were pointed out. The lot in question was originally designed for a four-story building with office and retail below and residential on top. The owners are interested in constructing a four-story Hyatt Place hotel adjacent to the Hilton Garden Inn. The Overlay District Site Plan is currently being reviewed by staff.

Mr. Arp expressed agreement with all staff recommendations and conditions of approval.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Brown, seconded by Commissioner Anderson, the Plan and Zoning Commission adopt a resolution approving the Hyatt Place grading plan, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging and agreeing that any work done prior to approval of the associated site plan is at the applicant's own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 4c – Des Moines Golf and Country Club, 1600 Jordan Creek Parkway – renovate nine golf tees, bunkers, greens, and trails – Des Moines Golf and Country Club – GP-002767-2015

Bob Veenstra, Veenstra & Kimm, Inc., 3000 Westown Parkway, West Des Moines, representing the applicant, requested grading plan approval to renovate the golf course. He noted that this will be the third phase of a four-year plan for improvements in anticipation of the Solheim Cup golf tournament and will entail completing work on the southwest quadrant of the golf course.

Mr. Veenstra expressed agreement with staff's one condition of approval.

Planner Tragesser commented that the grading plan documents were submitted thus the one condition of approval has been met.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Brown, seconded by Commissioner Andersen, the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Providing final grading plan documents prior to commencing grading.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 4d – South Maple Grove Plat 17, Southwest corner of Westown Parkway and Sedona Drive - Subdivide property into two lots for future medium density development – Mid-America Real Estate Company – PP-002423-2015

Steve Coleman, Mid-America Real Estate Company, 1401 50th Street, West Des Moines, requested Preliminary Plat approval to subdivide an existing lot located at the southwest corner of Westown Parkway and Sedona Drive into two separate lots for future medium density development.

Mr. Coleman expressed agreement with all staff recommendations and conditions of approval.

Planner Tragesser added that a Site Plan and a Preliminary Plat have been received and are under review for lot 2 of this proposed plat for the construction of bi-attached townhomes.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create two (2) lots for future medium density development, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Andersen asked for a motion to adjourn the meeting.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth to adjourn the meeting.

PLAN AND ZONING COMMISSION MEETING

July 20, 2015

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

The meeting adjourned at 5:58 p.m.

Craig Erickson, Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary